

BABYLON INDUSTRIAL DEVELOPMENT AGENCY

IDA/IDC MEETING MINUTES

November 17, 2021

Present: Tom Gaulrapp, Chairman
Justin Belkin, Vice Chairman
Paulette Laborne, Secretary
William Celona
William Bogardt
Marcus Duffin
Rosemarie Dearing
Carol Quirk (ALT.)

Absent:

Also Present: Thomas Dolan, Chief Executive Officer
Frank Dolan, Chief Operations Officer
David Batkiewicz, Special Projects Manager
Joseph Ninomiya, Special Projects Manager
William Wexler, Agency Counsel

A quorum being present, the meeting was called to order at 8:10 A.M.

Motion was made by Paulette Laborne and seconded by William Celona to accept the minutes from the IDA/IDC Board Meeting of October 20, 2021. All in favor, motion carries.

Motion was made by William Bogardt and seconded by Marcus Duffin to accept the minutes from the Public Hearing held on November 16, 2021 for National Compressor Exchange, Inc.

Motion was made by Justin Belkin and seconded by William Bogardt to accept the minutes from the Public Hearing held on November 16, 2021 for Rejuvenol Laboratories. All in favor, motion carries.

Motion was made by William Bogardt and seconded by Paulette Laborne to accept the minutes from the Public Hearing held on November 16, 2021 for Lighthouse Village Estates, LLC. All in favor, motion carries.

Motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to National Compressor Exchange, Inc and Jason Richard Realty LLC in connection with acquisition, renovation and equipping of a manufacturing, warehouse and distribution facility. All in favor, motion carries.

Motion was made by Rosemarie Dearing and seconded by William Celona in favor of a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Rejuvenol Laboratories, Inc. and 130 Lincoln Ave. Realty, LLC and 132 Lincoln Ave. Realty, LLC in connection with the acquisition, renovation and equipping of a manufacturing, warehouse and distribution facility. All in favor, motion carries.

Motion was made by Marcus Duffin and seconded by Paulette Laborne in favor of a resolution granting approval of and authorizing the grant of certain financial assistance by the Town of Babylon Industrial Development Agency to Lighthouse Village Estates, LLC in connection with the acquisition, construction and equipping of a multi-family commercial residential rental facility. All in favor, motion carries.

Motion was made by William Bogardt and seconded by Rosemarie Dearing in favor of a preliminary inducement resolution of the Town of Babylon Industrial Development Agency relating to the granting of preliminary approval to West Babylon Gardens LLC in connection with the potential grant of certain financial assistance. All in favor, motion carries.

Motion was made by Justin Belkin and seconded by William Bogardt in favor of a resolution of the Town of Babylon Industrial Development Agency authorizing the Chief Executive Officer to hold a public hearing regarding a proposed project to be undertaken for the benefit of P & L Development of New York Corporation and/or entities formed or to be formed on behalf of the foregoing. All in favor, motion carries.

Motion was made by Marcus Duffin and seconded by William Celona in favor of a resolution approving the extension of the completion date with respect to a project (2000 New Horizons Boulevard) for the benefit of L3Harris Technologies, Inc. All in favor, motion carries.

Motion was made by Rosemarie Dearing and seconded by Paulette Laborne in favor of a resolution authorizing the execution by the Town of Babylon Industrial Development Agency of a certain mortgage and related documents in connection with a project for the benefit of CT International Aluminum Corp. and CT Deer Park Realty LLC. All in favor, motion carries.

Motion was made by Justin Belkin and seconded by Rosemarie Dearing in favor of a resolution authorizing the execution of a post-closing mortgage in connection with the Bellco Drug Corp. project. All in favor, motion carries.

CEO Report

Mr. Dolan stated that he did not have much to inform the board about. Mr. Dolan stated that he felt the last couple of agendas spoke for themselves as far as the types of projects the agency continues to move forward. Mr. Dolan thanked the board for their engagement during the end of the year process. Mr. Dolan said he wanted to thank the entire staff of the Agency for their

continued hard work as the Agency prepares for the years end. Mr. Dolan stated that this upcoming Friday we would be on a panel at the 2021 Smart Growth Summit with members of the Suffolk County IDA and Nassau County IDA. Mr. Dolan wished the members of the board a happy thanksgiving, and he said he looked forward to having another full agenda for the last meeting of the year.

Old Business

No old business.

New Business

No new business.

There being no further business to come before the board, a motion was made by William Bogardt and seconded by Marcus Duffin to adjourn the meeting. All in favor, motion carries.